



LOT 2807 & 2812 DEVELOPMENT ANALYSIS

LAND AREAS SUMMARY

• lot 2812	57.09ha
• lot 2807	62.02ha
• TOTAL	119.11ha
• Urban cell (as defined by Witchcliffe Village Strategy)	60.41ha

OPEN SPACE SUMMARY

• Public open space	6.28ha
• Community gardens	13.64ha
• Ecovillage common (includes dams and conservation areas)	36.91ha

LOT SUMMARY

• Agricultural lots	26.35ha
• Private lots	24.68ha

LEGEND

	Cottage lots (300m ² - 525m ²)
	Family lots (676m ² - 1,091m ²)
	Lifestyle lots (1,532m ² - 2,634m ²)
	Affordable housing lots (1,500m ² - 2,327m ²)
	Aged and dependent lots (1,500m ² - 1,630m ²)
	Cottage / short stay lots (CSS) (300m ² - 680m ²)
	Village commercial centre lots (918m ² - 3,344m ²)
	Studio cottage lots (240m ²)
	Ecovillage tourism lots (180m ² - 2,177m ²)
	Community centre (2,045m ²)
	Creative hub (1,500m ²)
	Food hub (1,500m ²)
	Boutique eco-hotel (1,500m ²)
	Ecovillage depot
	Agricultural Lots (26.35ha)
	POS oval (shire) (1.82ha)
	Community garden (13.64ha)
	Ecovillage common (36.90ha)

STAGE	1	2	3	
AFFORDABLE HOUSING	3 (15)	4 (21)	4 (20)	11 (56)
AGED DEPENDANT	1 (5)	1 (5)	2 (10)	4 (20)
COTTAGE	21	32	15	68
FAMILY	28	39	45	112
LIFESTYLE	9	0	15	24
COTTAGE / SHORT STAY	0	11	29	40
STUDIO COTTAGE	8	0	0	8
ECO-TOURISM	12	0	0	12
BOUTIQUE ECO-HOTEL	0	0	1	1
COMMERCIAL	16	0	0	16
FOOD HUB	0	0	1	1
CREATIVE HUB	0	0	1	1
COMMUNITY CENTRE	1	0	0	1
AGRICULTURE	1	10	3	14
ECOVILLAGE COMMON	1	0	0	1
TOTAL LOTS	101	97	116	314

- 1 AGRICULTURE**
Organic cultivation
- Horticulture: e.g. vegetables, herbs, table grapes, passionfruit kiwifruit, berries etc
 - Orchard fruit: e.g. avocados, stone fruit, citrus, pome fruit
 - Nut tree crops
 - Processing of food grown on lot

Residential dwellings, chalets and workers accommodation not permitted

- 2 ECOVILLAGE COMMON**
- Agriculture/Agroforestry
 - Dams
 - Conservation areas

- 3 WASTEWATER TREATMENT SYSTEMS**
- Below ground treatment plants
 - Treated water storage pond
 - Wastewater irrigation

- 4 ECOVILLAGE TOURISM CHALETs**
- Low impact eco-chalets and camping

- 5 AFFORDABLE HOUSING**
- 5x100m² (max) AH dwellings in each cluster
 - Consistent with AMRS Affordable Housing Strategy 2015

- 6 EXISTING ORGANIC VINEYARD**
- Organic winery

- 7 ECOVILLAGE DEPOT**
- Storage/maintenance of machinery and tools
 - Wastewater treatment equipment and storage

- 8 ECOVILLAGE COMMERCIAL CENTRE**
- Village-scale small business: e.g. permaculture nursery, butcher, baker, etc
 - Pharmacy/health centre

- Alternative technology businesses
- Convenience store
- Cellar door

- 9 ECOVILLAGE TOURISM**
- Ecovillage tourist accommodation
 - Short term stay self contained eco-cottages

- 10 FOOD HUB**
- Sustainable food distribution centre for ecovillage producers and wider region
 - Processing
 - Wholesale
 - Retail
 - Commercial kitchen

- 11 STUDIO COTTAGES**
- Shop front/office/studio addressing the village square, residential above
 - Maker's cottages
 - Professional consulting rooms
 - Artists' studios

- 12 BOUTIQUE HOTEL**
- Restaurant
 - Wine/tapas bar
 - Short term/backpackers' accommodation

- 13 COMMUNITY CENTRE**
- Cafe
 - Childcare centre
 - Public amenities
 - Function centre
 - Ecovillage administration
 - Community library

- 14 VILLAGE SQUARE**
- Ecovillage gathering place
 - Weekend markets
 - Community events
 - Playground with accessible equipment
 - Bocce, chess, tennis
 - Wadandi bush tucker garden
 - Outdoor theatre

- 15 CREATIVE HUB**
- Centre for innovation and creative activities
 - Music studio
 - Artists' studios
 - Technology centre
 - Office spaces
 - Sustainable business incubator
 - Makers' spaces

- 16 SHORT STAY COTTAGES**
- Available for permanent residents, short stay rentals, and/or holiday homes

- 17 CONSERVATION AREA**

WITCHCLIFFE
ECOVILLAGE

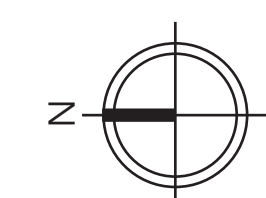
DEVELOPMENT CONCEPT PLAN

Lots 2807 & 2812, Bussell Highway, Witchcliffe

Date: September 2017
Revision: F

Scale: 1:2,500 @ A1
1:5,000 @ A3

0 50 100 150 200 250 300m



Sustainable Settlements Pty Ltd /
Perron Developments Pty Ltd
Sustainable Human Settlement
Design & Development
10437 Bussell Hwy
Witchcliffe WA 6286
www.ecovillage.net.au
t. 08 9757 6688

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